



34, Lower Park Road, Hastings, TN34 2LA

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Guide Price £700,000

** GUIDE PRICE £700,000 TO £725,000 ** RARELY AVAILABLE – OPPOSITE ALEXANDRA PARK

PCM Estate Agents are delighted to present this substantial VICTORIAN TERRACED HOME, set over three floors and offering SIX BEDROOMS together with versatile and BEAUTIFULLY PRESENTED accommodation throughout. Perfectly positioned opposite the picturesque Alexandra Park, this impressive home enjoys FAR REACHING PARK VIEWS and combines PERIOD CHARM with modern comforts.

The accommodation is thoughtfully arranged, featuring a BAY FRONTEED LOUNGE with WONDERFUL VIEWS across the park and a SEPARATE DINING ROOM, the two spaces connected by elegant double wooden doors to create an inviting flow for both everyday living and entertaining. From the dining room, French doors open directly onto the garden, while the spacious KITCHEN-BREAKFAST ROOM with adjoining UTILITY AREA also enjoys garden access via French doors, creating a bright and social heart to the home.

Upstairs, a split-level landing leads to THREE GENEROUS BEDROOMS and a CLOAKROOM, with the top floor providing THREE FURTHER BEDROOMS, a family bathroom and a SEPARATE WC, ideal for families or those seeking additional space for guests or home working.

Externally, the property benefits from OFF ROAD PARKING for two vehicles and a GOOD SIZED REAR GARDEN arranged over two tiers, with a level lawn and a stone patio perfect for relaxing or entertaining outdoors.

Retaining many ORIGINAL PERIOD FEATURES, this exceptional home combines timeless CHARACTER with a superb position directly opposite Alexandra Park. Conveniently located within easy reach of Hastings town centre, the seafront and promenade, and the mainline railway station with direct links to London.

Homes in this location are rarely available so early viewing is highly recommended. Please call PCM Estate Agents to arrange your viewing.

WOODEN FRONT DOOR

Providing access to;

VESTIBULE

Stripped exposed wooden floorboards, ornate original cornicing, wall mounted cupboard concealed consumer unit for the electrics, further wooden partially glazed door opening onto;

IMPRESSIVE ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, stripped wooden floorboards, coving to ceiling, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, doors to:

LOUNGE

14'7" x 13'7" (4.45 x 4.14)

Approximate ceiling height 10'10, ornate original cornicing, stripped wooden floorboards, two column style radiators, period fireplace with inset wood burning stove, recessed bespoke joinery, ceiling rose, windows to front aspect having a pleasant outlook towards Alexandra Park, double opening doors providing access to:

DINING ROOM

14'1" x 13'2" (4.29 x 4.01)

Approximate ceiling height 10'10, ornate original cornicing, period fireplace, stripped wooden floorboards, radiator, wooden partially glazed French doors to garden.

KITCHEN-BREAKFAST ROOM

14'2" x 11'1" (4.32 x 3.38)

Ample space for dining table, part tiled walls, tiled flooring, fitted with a range of base level cupboards and drawers with solid wood worktops over, six ring gas hob with fitted cooker hood over, waist level double oven and grill, double radiator, coving to ceiling, partially glazed French doors leading to garden. Opening to;

UTILITY ROOM

11'4" x 6'0" (3.45 x 1.83)

Wood laminate flooring, coving to ceiling, wall mounted Worcester boiler, radiator, fitted with a range of lower base cupboards with solid wood worktops over, space and plumbing for washing machine, tumble dryer and dishwasher, space for tall fridge freezer, inset double bowl drainer/ sink unit with mixer tap, window to rear aspect with views over the garden.

FIRST FLOOR LANDING

Split level landing with stairs rising to second floor, stripped wooden floorboards, radiator, large airing cupboard, coving to ceiling, doors to;

MASTER BEDROOM

20'3 max x 17'4 into bay narrowing to 14'1 (6.17m max x 5.28m into bay narrowing to 4.29m)

Impressive light and airy room with high ceiling, ornate cornicing, ceiling rose, panelled ceiling, exposed painted wooden floorboards, period fireplace, high skirting, wall mounted vertical column style radiator, deep bay window with additional window to front aspect, having lovely views over Lower Park Road and the picturesque Alexandra Park.

BEDROOM

13'9 x 13'7 (4.19m x 4.14m)

High ceiling with coving, column style radiator, exposed painted wooden floorboards, high skirting, recessed shelving, sash window to rear aspect with lovely views onto the garden.

BEDROOM

11'3" x 8'9" (3.43 x 2.67)

Wooden floorboards, radiator, coving to ceiling, recessed shelving, sash window to rear aspect affording pleasant views over the garden.

WC

Pedestal wash hand basin with tiled splashbacks, low level wc, wooden floorboards, radiator, sash window with opaque glass to side aspect,

SECOND FLOOR LANDING

Exposed wooden floorboards, Velux style window to rear aspect, picture rail, coving to ceiling, storage space, large cupboard, radiator, door to;

BEDROOM

17'7" into bay x 13'7" (5.36 into bay x 4.14)

Wooden floorboards, recessed shelving, coving to ceiling, double radiator, sash window to front aspect having outstanding views over Alexandra Park.

BEDROOM

13'8" x 11'8" (4.17 x 3.56)

Wooden floorboards, coving to ceiling, built in original cupboard, radiator, recessed shelving, sash window to rear aspect having pleasant views over the garden.

BEDROOM

10'1" x 6'5" (3.07 x 1.96)

Exposed wooden floorboards, radiator, coving to ceiling, sash window to front aspect having pleasant views over Alexandra Park.

FAMILY BATHROOM

11'1" x 8'9" (3.38 x 2.67)

Panelled bath with Victorian style mixer tap and shower attachment, contemporary style pedestal wash hand basin, radiator, part tiled walls, tiled flooring, coving to ceiling, inset down lights, loft hatch providing access to a small area of loft space, sash window to rear aspect with pleasant views over the rear garden.

WC

Pedestal wash hand basin with tiled splashbacks, low level wc, radiator, sash window with opaque glass to side aspect.

OUTSIDE FRONT

Driveway with off road parking for two vehicles.

REAR GARDEN

Fenced boundaries, two areas of stone patio with mature rose beds, area of lawn, outside water tap, gates rear access to the allotments. The garden to arranged over two tiers with seven steps to the main area of garden, which is relatively level.

AGENTS NOTE

Set to the rear of this terraces row of houses is an allotment, a plot can be required subject to availability and agreement on terms.

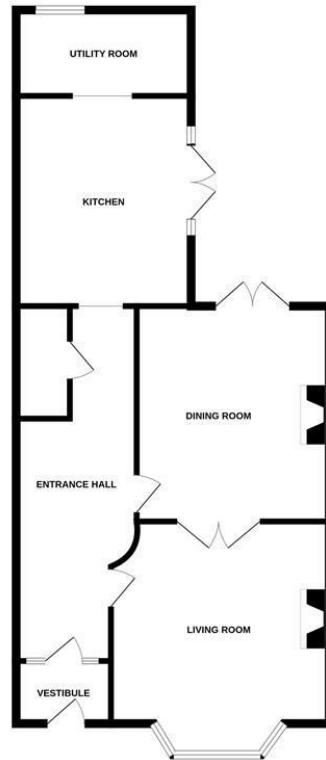
Council Tax Band: C



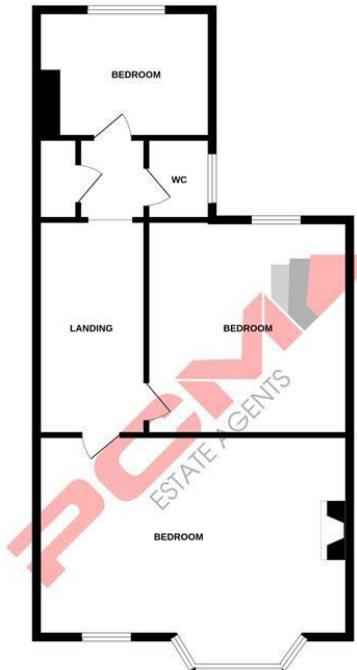




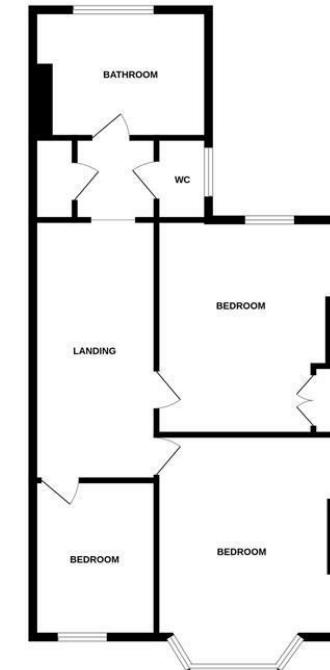
GROUND FLOOR



1ST FLOOR



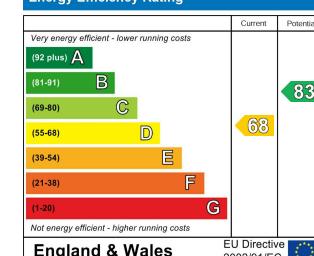
2ND FLOOR



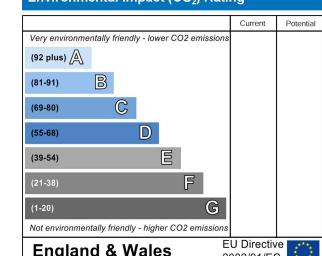
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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